



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

NORA VARGAS
First District

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Second District

TERRA LAWSON-REMER
Third District

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Fourth District

JIM DESMOND
Fifth District

DATE: March 17, 2021

01

TO: Board of Supervisors

SUBJECT

BOULDER BRUSH FACILITIES MAJOR USE PERMIT, FIRE AND EMERGENCY SERVICES AGREEMENT, AND ENVIRONMENTAL DOCUMENT (DISTRICT: 2)

OVERVIEW

Today's requested action is for the Board of Supervisors (Board) to consider a Major Use Permit (MUP), a Fire and Emergency Services Agreement to contribute ongoing funding toward fire services, and the environmental document for the Boulder Brush Facilities Major Use Permit (Project). The Project under County of San Diego (County) jurisdiction is a component of the larger Campo Wind project, which will generate 252 megawatts of wind energy, enough electricity for 70,000 homes. A total of 60 wind turbines and other supporting infrastructure will be located on land leased from the Campo Band of Diegueño Mission Indians within the Campo Reservation, and therefore are not subject to any County permits.

The Project under the County's land use jurisdiction is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads in the Boulevard Subregional Plan Area located in the Mountain Empire Subregional Plan. The Project site is located off Ribbonwood Road, 2.3 miles north of Interstate 8. The Board is considering the MUP, the Fire and Emergency Services Agreement, and certification of the environmental document for the Project. The wind turbines and other supporting infrastructure located on the Campo Reservation are outside the County's jurisdiction and are not before the Board for consideration. The Board can either approve, approve with modifications, or deny the Project.

RECOMMENDATION(S)

PLANNING COMMISSION

On November 13, 2020, the Planning Commission considered the Boulder Brush Facilities Major Use Permit (Project) and made the following recommendations to the Board of Supervisors:

1. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2019-ER-19-16-001 for the reasons stated therein and discussed in this report (Attachment A, on file with the Clerk of the Board).

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2. Approve Major Use Permit (MUP) PDS2019-MUP-19-002, which imposes the requirements and conditions described in the MUP (Attachment B, on file with the Clerk of the Board).
3. Approve the Fire and Emergency Services Agreement (Agreement) between the County of San Diego and Boulder Brush LLC and authorize the County Fire Warden or his designee to sign the Agreement (Attachment C, on file with the Clerk of the Board).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the recommendations made by the Planning Commission, and makes one additional recommendation to the Board of Supervisors (Board):

1. Require Boulder Brush LLC (Applicant) to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County), as revised, in accordance with County Code Section 86.201 et seq. and authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on this Project, require the Applicant to provide security in the amount of \$750,000 in the form of an irrevocable letter of credit or bond, in the form acceptable to County Counsel, within 10 days of litigation being filed (Attachment D, on file with the Clerk of the Board).

FISCAL IMPACT

N/A

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

The Boulevard Community Planning Group (CPG) considered the proposed Boulder Brush Facilities Major Use Permit (Project) at its meeting on February 7, 2019. The CPG recommended denial of the Project by a vote of 4 Ayes, 0 Noes, 0 Absent, 3 Vacant/Absent. The CPG included a recommendation that the Chair submit formal comments in opposition to the Project, which were submitted on February 12, 2019 and are included in Attachment E with the CPG meeting minutes and documentation. On January 2, 2020, the CPG voted to submit a formal letter of opposition to the Project with a vote of 6 Ayes, 0 Noes, 0 Absent, 1 Vacant/Absent.

INVOLVED PARTIES

Boulder Brush LLC

See Ownership Disclosure in Attachment F.

PLANNING COMMISSION VOTE

On November 13, 2020, the Planning Commission voted 7 Ayes, 0 Noes, 0 Absent, 0 Abstain to recommend approval of the Boulder Brush Facilities Major Use Permit (Project) (Ayes: Barnhart, Beck, Calvo, Edwards, Pallinger, Seiler, Woods; Noes: 0; Abstain: 0; Recuse: 0; Absent: 0). See Attachment G.

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BACKGROUND

The Boulder Brush Facilities Major Use Permit (Project) is a component of the Campo Wind project, which will generate 252 megawatts of wind energy, enough electricity for 70,000 homes. A total of 60 wind turbines and supporting infrastructure will be located on land leased by Boulder Brush LLC (Applicant) from the Campo Band of Diegueño Mission Indians within the Campo Reservation and are not subject to the County of San Diego (County) permitting process.

The Bureau of Indian Affairs has jurisdiction over the portion of the Campo Wind project which will be constructed on the Campo Reservation. The Bureau of Indian Affairs prepared an Environmental Impact Statement (EIS) for the Campo Wind project under the federal National Environmental Policy Act (NEPA). The Campo Wind project and the EIS were approved by the Bureau of Indian Affairs in April 2020. On July 8, 2020, the Law Offices of Stephan C. Volker filed a lawsuit with the United States District Court for the Eastern District of California on behalf of the Backcountry Against Dumps Organization, Donna Tisdale, and Joe E. Tisdale to challenge the approval of the Campo Wind project on the Reservation. To date, construction of the Campo Wind project has not occurred. The wind turbines and other supporting infrastructure located on the Campo Reservation are outside the County's jurisdiction and are not before the Board for consideration.

A 3.5-mile segment of a transmission line, the substation, and switchyard will be located on a privately-owned property that is subject to the County's permitting authority and requires a Major Use Permit (MUP). A MUP is a permit that can be granted for land uses that are not allowed by right in a particular zone, but are determined to be compatible with the surrounding community by imposing conditions of approval. The Project also includes a Fire and Emergency Services Agreement between the County and Applicant, which requires the applicant to contribute ongoing funding toward fire services provided for the project by the San Diego County Fire Authority, and the environmental document. The County prepared an Environmental Impact Report (EIR) under CEQA to address Project impacts and mitigation.

Project Description

The Project site is located within the Boulevard Subregional Plan Area, which is part of the Mountain Empire Subregional Plan Area. The Project consists of a 3.5-mile portion of a 230-kilovolt overhead transmission line, a substation, a switchyard, three 10,000-gallon water tanks for firefighting, internal access roads, and off-site road improvements to Ribbonwood Road. The transmission line will transmit electrical energy generated by the wind turbines on the Campo Reservation to the substation, which will convert the electricity to a higher voltage. The switchyard, which controls the output of energy to the grid, will transfer the energy from the substation to the existing Sunrise Powerlink transmission line.

The substation and switchyard will be constructed at the northeastern portion of the Project site. Additional overhead lines will connect the switchyard to the existing Sunrise Powerlink transmission line operated by San Diego Gas & Electric (SDG&E). Upon completion of construction, the switchyard will be transferred to SDG&E, which will then own, operate, and maintain it. The privately operated and maintained Project transmission line, substation, and

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internal project access roads will remain under the County's land use jurisdiction and subject to the Major Use Permit.

Access to the Project will be provided by Ribbonwood Road, which connects to Interstate 8 located approximately 2.3 miles to the south. The Project is conditioned to improve the unpaved portion of existing Ribbonwood Road, which extends approximately one mile from the intersection of Ribbonwood Road and Opalocka Road to the Project site entrance. This segment of Ribbonwood Road will be paved and widened. Since the width of the existing Ribbonwood Road easement is constrained in certain areas, a road design exception request was made by the applicant to keep the improvements within the existing easement. The request was reviewed and granted by the County Fire Authority and PDS to allow a reduction in the paved width from 24 feet to 20 feet because it was determined that the 20-foot width would provide sufficient fire access.

PROJECT ANALYSIS

Planning & Development Services (PDS) reviewed the Boulder Brush Facilities Major Use Permit (Project) for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Boulevard and Mountain Empire Subregional Plans, the County Zoning Ordinance, the County Resource Protection Ordinance, and the California Environmental Quality Act (CEQA) Guidelines. A summary of the Project's consistency with applicable codes, policies, and ordinances is provided below.

Consistency with Applicable County Plans and Ordinances

The Project site is subject to the Rural Lands General Plan Regional Category and Rural Lands (RL-80) Land Use Designation. Rural Lands are intended for low density residential development and are designated in the areas of the County where municipal services are not readily available. The Project is zoned General Rural (S92), which allows for low density residential uses and various types of agriculture. The Project is allowed within the Rural Lands Land Use Designation and General Rural zoning with the approval of a Major Use Permit. The Project is also subject to the Boulevard Subregional Plan and the Mountain Empire Subregional Plan, and the analysis found the Project will be consistent with applicable goals and policies.

Wildfire Risk

The Project is a component of the larger Campo Wind project. The Campo Wind project includes a total of 60 wind turbines and other supporting infrastructure within the Campo Reservation, and therefore are not subject to County permitting authority. The Project under the County's land use jurisdiction and subject to review for wildfire risks is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads.

Comments were received stating that the Project will result in an increased wildfire risk to the area. A Fire Protection Plan was prepared for the Project which evaluated potential fire risks and identified measures to mitigate those risks. The measures include the following: improved road access; management of vegetation to reduce fuel loads (fuel modification zones); water tanks for firefighting; the use of steel poles to hold the transmission lines instead of wood; and 24-hour web camera surveillance for security which will also aid in earlier observation and reporting of any fires. The surveillance cameras will be monitored and maintained by San Diego Gas & Electric.

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The Project will include a paved road from the site entrance to the substation and switchyard and unpaved access roads to the overhead transmission pole structures. Fuel modification zones along both sides of the access roads, around the transmission poles, and the perimeter of the substation and switchyard to reduce risk of wildfires. Three 10,000-gallon water tanks for firefighting purposes will be installed adjacent to the substation/switchyard.

The Project is required to implement a Fire and Emergency Services Agreement (Agreement), which will ensure funding for firefighting and emergency medical resources (see Attachment C). The Agreement is required to comply with the San Diego County General Plan (General Plan) Policy S-6.3 so that the County's firefighting agencies service levels are not impacted after the Project is approved and constructed. Funding as a result of this agreement will be provided directly to the San Diego County Fire Authority to be used toward firefighting and emergency response, which may include fire protection staffing, facilities, and equipment. With the incorporation of the measures above and in the Project's Fire Protection Plan, these facilities will be mitigated to a level below significance.

Biological Resources

The Project is a component of the larger Campo Wind project. The Campo Wind project includes a total of 60 wind turbines and other supporting infrastructure within the Campo Reservation, and therefore are not subject to County permitting authority. The Project, under the County's land use jurisdiction and subject to review of impacts to biological resources, is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads.

Comments were received regarding potential impacts to biological resources, including the Quino checkerspot butterfly, which is a federally listed endangered species. The Campo Wind project will result in direct impacts to Quino checkerspot butterfly habitat, a portion of which is occupied. The occupied habitat occurs on both private land subject to County jurisdiction and the Campo Reservation. The federal Endangered Species Act prohibits the "take" of listed species through direct harm or habitat destruction unless an incidental take permit is obtained. Thus, the entire project requires incidental take authorization from the United States Fish & Wildlife Service (USFWS). The Project applicant has completed a Section 7 Endangered Species Act consultation process with the USFWS and has received take authorization for the Campo Wind project, including the portion within the County jurisdiction. Conservation measures are required to be implemented and have been incorporated into the Project's mitigation requirements and conditions of approval.

Construction of the Project will result in impacts to approximately 123 acres of sensitive vegetation and habitat within the County's jurisdiction. The Project has been conditioned to provide mitigation through preservation of lands with similar biological habitat at an off-site location near the project site in the southeastern portion of the unincorporated county. The habitat preservation will also provide mitigation for impacts to special status plants impacted by the Project.

Groundwater

The Project is a component of the larger Campo Wind project. The Campo Wind project includes a total of 60 wind turbines and other supporting infrastructure within the Campo Reservation, and

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therefore are not subject to County permitting authority. The Project under the County's land use jurisdiction and subject to review for potential impacts to groundwater resources is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads.

Comments were received expressing concerns regarding impacts to groundwater resources. During construction, the primary water source will be groundwater from a wellfield within the Campo Reservation. Consistent with County Groundwater Guidelines, the Project has been conditioned to require that groundwater use for the Project does not result in a decrease in water levels of 20 feet or more in the wells. The Campo Band of Diegueño Mission Indians will monitor the depth to groundwater in wells on the Campo Reservation. If groundwater levels decrease by 20 feet or more, pumping from production wells for Project construction will be halted until groundwater levels in the monitoring wells recover. Alternatively, water for construction could then be obtained from offsite sources such as the Jacumba Community Services District and/or the Padre Dam Municipal Water District.

Health Effects

The Project is a component of the larger Campo Wind project. The Campo Wind project includes a total of 60 wind turbines and other supporting infrastructure within the Campo Reservation, and therefore are not subject to County permitting authority. The Project under the County's land use jurisdiction is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads.

Public comments received for the Project expressed concerns regarding potential negative health impacts related to electromagnetic fields (EMFs), which are present wherever electricity flows, such as around appliances and power lines. The California Public Utilities Commission (CPUC) oversees electrical infrastructure throughout the state and their evaluation of the potential health effects of EMFs has not established any connection between EMF exposure and negative effects to human health. Additionally, in 2019, the County's Health and Human Services Agency prepared an update to a Public Health Position Statement on Human Health Effects on Wind Turbines (Attachment I), which provides a review of scientific literature regarding health risks associated with wind energy projects. The Position Statement concluded that available literature provides no clear evidence that infrastructure associated with wind energy directly contributes to health concerns because of EMFs.

Socioeconomic Impacts and Property Values

The Project is a component of the larger Campo Wind project. The Campo Wind project includes a total of 60 wind turbines and other supporting infrastructure within the Campo Reservation, and therefore are not subject to County permitting authority. The Project under the County's land use jurisdiction is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads.

Public comments on the Project were received stating that wind energy projects result in socioeconomic impacts and property value loss. Most of the concerns were related to the turbines proposed on the Campo Reservation impacting property values, however there were some comments regarding the transmission line for the Project.

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Within the Boulevard Subregional Plan area and surrounding areas, there are various existing and proposed renewable energy projects. Existing renewable energy projects and associated infrastructure within a five-mile radius include the 500 kV Sunrise Powerlink, the Tule Wind project, and the Kumeyaay Wind project. These renewable energy projects have resulted in a change to the physical setting that include major infrastructure elements, such as wind turbines, transmission towers, and other related components. The existing renewable energy projects were taken into consideration when making the Major Use Permit findings. In addition, there are various renewable energy and associated infrastructure projects currently under review by the County, including the Torrey Wind, Boulevard Solar, Boulevard Battery Storage, and Rugged Solar projects.

CEQA Piecemealing

The Project is a component of the larger Campo Wind project. A total of 60 wind turbines and other supporting infrastructure will be located on land leased from the Campo Band of Diegueño Mission Indians within the Campo Reservation, and therefore are not subject to County permitting authority. The Project under the County's land use jurisdiction is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads within a 2,000-acre property boundary.

Comments were received stating that the Project is "piecemealing" under the CEQA, because the Environmental Impact Report (EIR) does not analyze or include the proposed Torrey Wind project as part of the Campo Wind project. The Torrey Wind project is a separate project subject to County permitting authority that is currently in process with PDS, located on the same property and proposed by the same applicant as the Project. The Torrey Wind project proposes up to 30 wind turbines, a substation, and a switchyard within the same privately owned 2,000-acre property boundaries as the proposed Project. If the Project were not approved or not constructed, the Torrey Wind project could still move forward for consideration by the Board and would be required to include all the necessary facilities to operate the project.

CEQA prohibits an agency from processing and acting on a single project as separate phases or components, each of which might have individually minimal environmental consequences, but collectively may have significant environmental impacts. The dividing of the phases of a large project as separate actions is generally known as "piecemealing." The Project before the Board and the Torrey Wind project would operate independently of each other, can be sold to separate operators, and would have separate power purchase agreements. Due to proximity of the two projects, both projects are proposing to use the same substation and switchyard as this would be the location to transfer the power generated by these projects to SDG&E. However, each project would be separately conditioned to construct those facilities and could move forward independent of each other even if the other were not approved or constructed. No other facilities would be shared between the two projects. The Torrey Wind project will be required to have its own environmental document, public review, and hearings that will be decided on separately from this Project by the Board of Supervisors. Approval of the Project would not require the County to approve the Torrey Wind project at a later date. Because the Project and Torrey Wind project would be separately conditioned to construct the substation and switchyard facilities, would

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operate independently of each other, can be sold to separate operators, would have separate power purchase agreements and would go through independent review processes, it has been determined that the Project is not “piecemealing” under the CEQA.

In addition, the Campo Wind project and the Environmental Impact Statement (EIS) for the Campo Wind project were approved by the Bureau of Indian Affairs in April 2020. The Final EIR for the Project also analyzes and discloses the impacts of the Campo Wind project components which will be constructed on the Campo Reservation. Therefore, the project is not “piecemealing” under CEQA as it relates to the Project and the Campo Wind project.

Major Use Permit (MUP) Findings

The Project is a component of the larger Campo Wind project. The Campo Wind project includes a total of 60 wind turbines and other supporting infrastructure within the Campo Reservation, and therefore are not subject to County permitting authority. The Project under the County’s land use jurisdiction and requiring a MUP is limited to a 3.5-mile 230-kilovolt overhead transmission line, a substation, a switchyard, and access roads.

Public comments were received raising concerns regarding the MUP findings that are required to be made for the Project. A MUP requires an evaluation of the Project and the potential impacts on the environment to determine if it is an appropriate use for the area and whether specific conditions should be imposed to ensure it does not create any adverse impacts on surrounding properties or residents. Before any MUP may be granted, it must be found that the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures. These include considerations to scale, bulk and coverage of the facilities, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Based on the proposed use as a transmission line and supporting infrastructure, the Project is required to obtain a MUP. The Project has been evaluated and conditions have been imposed to ensure it mitigates for impacts.

The Project site is primarily undeveloped, with rural residential development to the south, federal Bureau of Land Management lands to the north and east, and a mix of undeveloped private and public lands to the west. The San Diego Gas & Electric Sunrise Powerlink transects the northern portion of the Project site and includes 170-foot-tall steel towers. Existing wind energy projects are also located in the surrounding area.

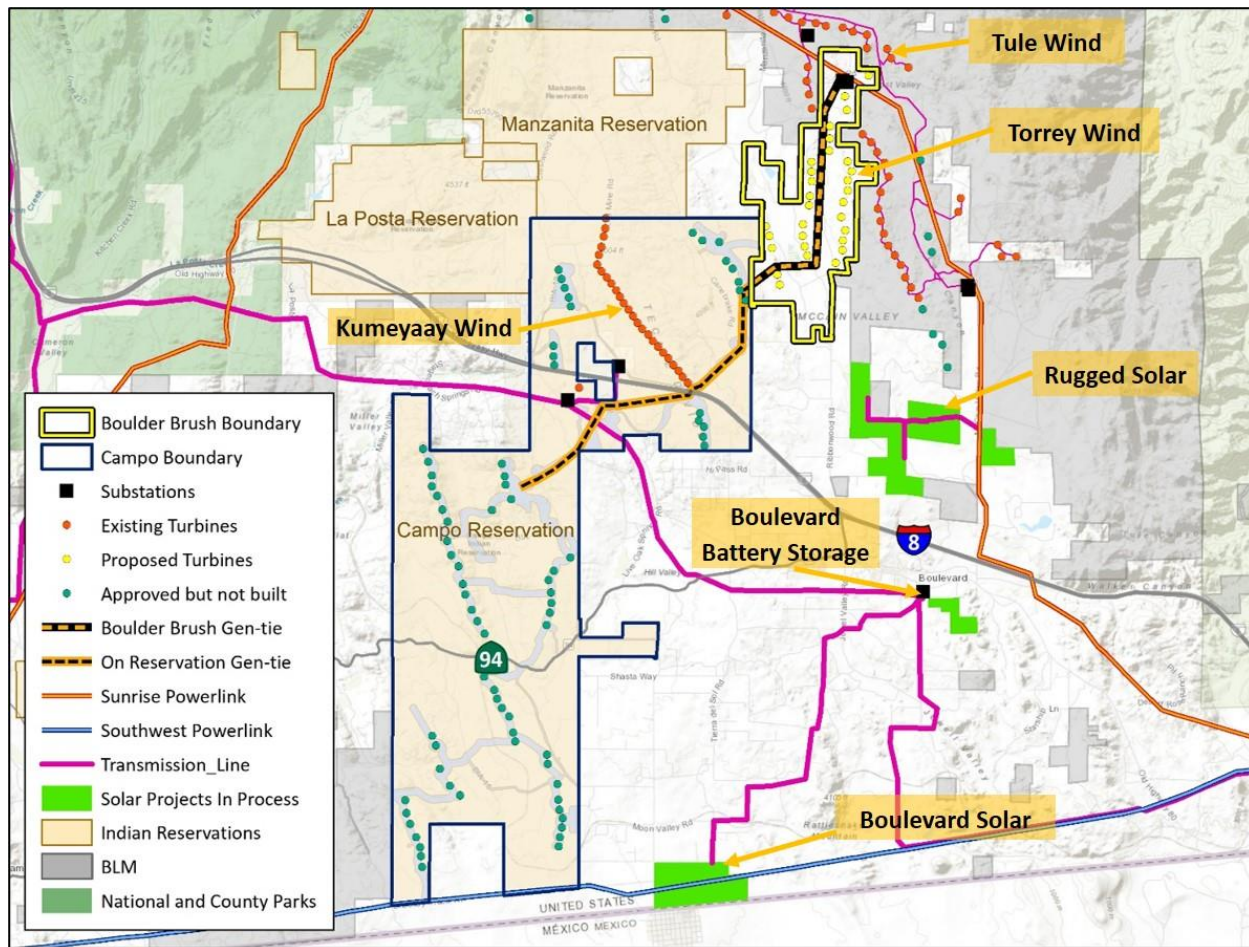
As shown in Figure 1 below, the existing Kumeyaay Wind project on the Campo Reservation consists of 25 wind turbines located approximately 1.9 miles west of the Project site. Each wind turbine is approximately 400 feet tall measured from the ground surface to the tip of the fully extended blade. Due to their large vertical scale and prominent location, the wind turbines are visible from elevated ridgelines in the Boulevard area and along portions of Ribbonwood Road.

The existing Tule Wind project, located off Interstate 8, is primarily located on Bureau of Land Management lands (52 turbines), with a smaller portion (5 turbines) on private land subject to the County’s jurisdiction. The Board of Supervisors approved the private land portion of the Tule Wind project on August 8, 2012. The wind turbines range from 328 to 492 feet in height, depending

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on the location and topography. The Tule Wind project spans from the northwest to the southeast of the Project site.

Figure 1: East County Renewable Energy Map



The Project's proposed steel poles, with a maximum height of 150 feet, will be shorter in height and smaller in size than the nearby Sunrise Powerlink towers, and the Tule and Kumeaya wind turbines. The Project's switchyard and substation will also be shorter in height than the existing turbines and infrastructure and will be located within approximately 0.6 miles of existing wind turbines.

The closest existing residence to the proposed transmission line is approximately 0.6 miles away to the south of the Project site. There are limited private and public views of the proposed transmission line, which will be located at lower elevations in the valley compared to the existing turbines on the ridgelines. Due to the distance from residences, the transmission line will have limited visibility from many existing residences in the area to the south of the Project site. There are no existing residences within the 2,000-acre private property.

With granting of a MUP, the proposed Project use is consistent with the General Plan and Zoning designations. All necessary public facilities and services are available to the Project based on

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technical studies and service availability forms provided by the applicable utility providers and districts. Based on PDS's analysis of the Project, the findings for an MUP can be made (see Attachment B).

DEFENSE & INDEMNIFICATION AGREEMENT

Defense & Indemnification Agreements and security, typically in the form of an irrevocable letter of credit or performance bond, are required for discretionary land use development projects where a litigation risk to the County of San Diego (County) is identified. The Board of Supervisors (Board) adopted a standard Defense & Indemnification Agreement and makes the determination to require security, the amount of the security, as well as the time the security is to be provided to the County. Planning & Development Services (PDS) recommends that the Board require Boulder Brush LLC (Applicant) to enter into a Defense and Indemnification Agreement with the County and authorize the Director of PDS to execute the Agreement. PDS also recommends that if litigation is filed challenging the Board's action on this Project, that the Applicant is required to provide security in the amount of \$750,000 in the form of an irrevocable letter of credit or bond within 10 days of litigation being filed.

At the request of the Applicant, the standard Defense & Indemnification Agreement has been revised to clarify that the County and the Applicant can independently determine the course of litigation and settlement, as the Applicant was concerned that the County could dictate whether the Applicant could settle or not. Also, the agreement is revised to clarify how the applicant can opt out of the indemnification obligations in the event the project is not pursued, as the current agreement did not specify when the indemnification obligations end. County Counsel and the Applicant's attorneys have agreed to these changes in Attachment D. Changes to the agreement require the Board of Supervisors' approval. The Board may approve the agreement as revised or reject the changes and approve the standard language.

PUBLIC INPUT

The Draft Environmental Impact Report (Draft EIR) was circulated for public review and comment from December 9, 2019, through February 3, 2020. During the public review period of the Draft EIR, a total of 56 comment letters were received. Comments were received from tribes, state and local agencies, organizations, individuals, and the Boulevard Community Planning Group. A public meeting was held by County staff to present the Draft EIR at the Backcountry Resource Center in Boulevard on January 23, 2020.

The main topics in the public comments on the Draft EIR included wildfire risk, visual impacts, noise impacts, biological resources, groundwater, health effects, socio-economic impacts, and CEQA piecemealing. Responses to comments received during the public review period can be found in the Draft Final EIR on file under PDS2019-ER-19-16-001.

ENVIRONMENTAL STATEMENT

The Draft Final Environmental Impact Report (Final EIR), REF: PDS2019-ER-19-16-001, is available on the Planning & Development Services website. Attachment A to this Board Letter provides the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the Boulder Brush Facilities Major Use

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Permit (Project), the mitigation and monitoring program, and the Statement of Overriding Considerations. The Final EIR determined that all potential impacts of the Project (transmission line) would be mitigated to less than significant except visual resources, which was determined to be significant and unavoidable due to existing undeveloped character of the valley.

The Final EIR also analyzes and discloses the impacts of the Campo wind project components which would be constructed on the Campo Reservation. The Board of Supervisors must acknowledge significant and unavoidable impacts from the wind project on the Reservation, which include visual resources, biological resources, and noise, but does not need to make a Statement of Overriding Considerations for those impacts.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's actions support the Strategic Initiative of Sustainable Environments/Thriving in the County of San Diego's 2021-2026 Strategic Plan by ensuring that enhancing the quality of the environment by focusing on sustainability, pollution prevention and strategic planning.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sarah Aghassi".

SARAH E. AGHASSI
Deputy Chief Administrative Officer

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ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

Attachment A	CEQA and Environmental Findings
Attachment B	Grant the Form of Decision for a Major Use Permit PDS2019-MUP-19-002, which includes the requirements and conditions set forth in the Form of Decision
Attachment C	Fire and Emergency Services Agreement
Attachment D	Defense and Indemnification Agreement
Attachment E	Public Documentation
Attachment F	Ownership Disclosure
Attachment G	Planning Commission Action Sheet from November 13, 2020
Attachment H	Planning Commission Hearing Report
Attachment I	Planning Documentation

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AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: ☐ Yes ☒ No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

☐ Yes ☒ No

PREVIOUS RELEVANT BOARD ACTIONS:

N/A

BOARD POLICIES APPLICABLE:

I-73 – Hillside Development Policy

I-84 – Project Facility Availability and Commitment for Public Sewer, Water, School, and Fire Services

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Planning & Development Services

OTHER CONCURRENCE(S): San Diego County Fire Protection District

CONTACT PERSON(S):

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